

ASKING RENTAL GUIDE

Office space - Q3 2017

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
Raffles Place / New Downtown		
Republic Plaza I	9 Raffles Place	\$9.00 - \$11.00
One Raffles Place Towers 1 & 2	1 Raffles Place	\$9.00 - \$10.50
PWC Building	8 Cross Street	\$9.50
Samsung Hub	3 Church Street	\$8.25 - \$8.80
Tanjong Pagar / Shenton Way		
Twenty Anson	20 Anson Road	\$8.50
Robinson Point	39 Robinson Road	\$8.00 - \$8.30
Mapletree Anson	60 Anson Road	\$8.70
Marina / City Hall / Beach Road		
Suntec Towers	5/6/7/8/9 Temasek Boulevard	\$9.00 - \$10.00
The Concourse	300 Beach Road	\$7.80
The Gateway	150/152 Beach Road	\$7.50
Orchard Road		
Visioncrest Commercial	103 Penang Road	\$8.50
51 Cuppage Road	51 Cuppage Road	\$7.50
(Formerly known as Starhub Centre)		
UE Square	83 Clemenceau Avenue	\$7.50
City Fringe		
Harbourfront Towers 1 & 2	1/3 Harbourfront Place	\$6.90 - \$7.50
Novena Square Towers A & B	238A/B Thomson Road	\$7.80
PSA Building	460 Alexandra Road	\$6.30 - \$7.60

Notes: All rents stated are in per sq ft/month. All rents are as of Q3 2017. Source: Colliers International Singapore

Warehouse/logistics space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
West		
-	20 Gul Way	\$1.20
-	76 Pioneer Road	\$1.30 - \$1.50

Notes: All rents stated are in per sq ft/month. All rents are as of September 2017. Source: Colliers International Singapore

Factory space/food factory space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80 - \$2.50
North		
Woodlands Spectrum I	2 Woodlands Sector 1	\$1.50
Woodlands Spectrum II	209/211 Woodlands Avenue 9	\$1.60 - \$1.70

Notes: Terms and conditions apply. All rents stated are in per sq ft/month. All rents are as of September 2017.

Source: Colliers International Singapore

Science parks/business parks/high-specifications industrial buildings space

BUILDING NAME	ADDRESS	ASKING RENTS (\$\$ PER SQ FT PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.50
Solaris	1 Fusionopolis Walk	\$6.50
Nucleos	21 Biopolis Road	\$4.95 - \$6.50
Aperia	8, 10, 12 Kallang Avenue	\$5.90 - \$6.91
East		
Viva Business Park	750/A-E Chai Chee Road	\$3.00 - \$5.50
Akzonobel House	3 Changi Business Park Vista	\$4.50
Honeywell	17 Changi Business Park Central 1	\$4.50
The Signature	51 Changi Business Park Central 2	\$3.70 - \$4.50

Strata office space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTION PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
INTERNATIONAL PLAZA	10 Anson Road #22-14	99 Yrs From 02/06/1970	2,357	\$3,900,000	\$1,654	15-Aug-17
INTERNATIONAL PLAZA	10 Anson Road #15-19	99 Yrs From 02/06/1970	2,357	\$3,500,000	\$1,485	15-Aug-17
PEK CHUAN BUILDING	116 Lavender Street #03-04	99 Yrs From 02/05/1978	1,313	\$1,100,000	\$838	18-Aug-17
GOLDEN MILE TOWER	6001 Beach Road #81-83	99 Yrs From 09/06/1969	172	\$260,000	\$1,510	21-Aug-17
PEOPLE'S PARK CENTRE	101 Upper Cross Street #06-05	99 Yrs From 02/06/1970	850	\$900,000	\$1,058	21-Aug-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #07-10	99 Yrs From 25/07/2011	538	\$1,070,620	\$1,989	21-Aug-17
ORCHARD TOWERS	400 Orchard Road #21-07	Freehold	1,507	\$2,712,600	\$1,800	24-Aug-17
INTERNATIONAL PLAZA	10 Anson Road #23-05	99 Yrs From 02/06/1970	474	\$880,000	\$1,858	25-Aug-17
SPRINGLEAF TOWER	3 Anson Road #22-01	99 Yrs From 01/10/1996	10,742	\$25,114,796	\$2,338	27-Aug-17
SPRINGLEAF TOWER	3 Anson Road #21-01	99 Yrs From 01/10/1996	10,086	\$25,881,068	\$2,566	27-Aug-17
THE OCTAGON	105 Cecil Street #03-01	Freehold	1,302	\$2,871,000	\$2,204	30-Aug-17
INTERNATIONAL PLAZA	10 Anson Road #09-15	99 Yrs From 02/06/1970	463	\$880,000	\$1,901	31-Aug-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #11-56	99 Yrs From 25/07/2011	538	\$1,210,500	\$2,249	31-Aug-17
PAYA LEBAR SQUARE	60 Paya Lebar Road #11-55	99 Yrs From 25/07/2011	538	\$1,210,500	\$2,249	31-Aug-17
North						
WOODS SQUARE	12 Woodlands Square #06-72	99 Yrs From 15/07/2014	560	\$1,055,750	\$1,886	21-Aug-17
West						
VISION EXCHANGE	2 Venture Drive #13-26	99 Yrs From 10/06/2013	517	\$1,252,000	\$2,423	30-Aug-17

TRANSACTION DATA

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Note: Based on available sales caveats lodged from August 15, 2017. Source: URA REALIS/Colliers International Singapore Research (as at 22 September 2017).

Strata warehouse space

PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTION PRICE (\$\$)	UNIT PRICE (\$\$ PSF)	CONTRACT DATE
Central						
QUARTZ INDUSTRIAL BUILDING	5 Upper Aljunied Link #04-05	Freehold	2,368	\$1,4		